

# SAN DIEGUITO UNION HIGH SCHOOL DISTRICT

## Facilities Master Plan

December 11, 2025

# YOUR DEDICATED TEAM



Brian Leonard  
*Principal-in-Charge*



Buddy Gessel  
*Project Manager*



Kevin Fleming  
*Facilities Master Plan Expert*



Karen Montovino  
*Education Specialist*



Kate Vega  
*State Funding Expert*



Joshua Sanabria  
*Web Designer*

# YOUR LOCAL TEAM



# EXPERIENCED LOCAL DESIGN LEADERSHIP

# 400+ School Projects

**50+** Campus Modernizations  
**8** New High Schools  
**6** New Middle Schools  
**11** New Elementary Schools



Design 39 Campus, Poway USD



Logan Memorial Educational Campus, San Diego USD



Del Mar Heights School, Del Mar USD



Liberty High School, Perris UHSD



Del Lago Academy HS, Escondido UHSD

# MASTER PLANNING RECOGNITION



Sac City Unified School District  
Equitable Long-Range Plan



San Juan Unified School District  
2014 Facility Master Plan



MANHATTAN BEACH  
UNIFIED SCHOOL DISTRICT



- Murrieta Valley Unified School District
- Fallbrook Union Elementary School District
- Escondido Union School District
- Temecula Valley Unified School District
- Newport Mesa Unified School District
- Santa Ana Unified School District
- & Others...

**Task 1**  
**RESEARCH & DISCOVERY**  
Establish Teams, Define Philosophy, Set Guiding Principles, Analyze Data (Discovery), Demographics

**Task 3**  
**EDUCATIONAL SPECIFICATIONS**  
District's Vision for Learning Environments; Define Grade Configurations, Types of Spaces and Uses, Adjacencies, Description of Components

**Task 5**  
**ESTIMATING COSTS**  
Rough Order of Magnitude (ROM) costs associated with identified projects. Including soft costs, escalation, and contingency to midpoint of program

**Task 7**  
**BRINGING IT ALL TOGETHER—THE MASTER PLAN DOCUMENT**  
Assess Technical + Functional Adequacy, Develop Options to Meet Educational Initiatives, Develop Campus Master Plan Options, Cost Estimates, Interactive Website




# PROCESS



# Master Plans

Renewed Vision, Parity


**Manhattan Beach Unified School District**  
2024 Facilities Master Plan


Home About My School Ed Specs Summary [Translate](#)

## Welcome to the Manhattan Beach Unified School District Facilities Master Plan

Discover the data & process behind our plan for the future of MBUSD.

**First time here?**  
Watch & learn about our online platform.



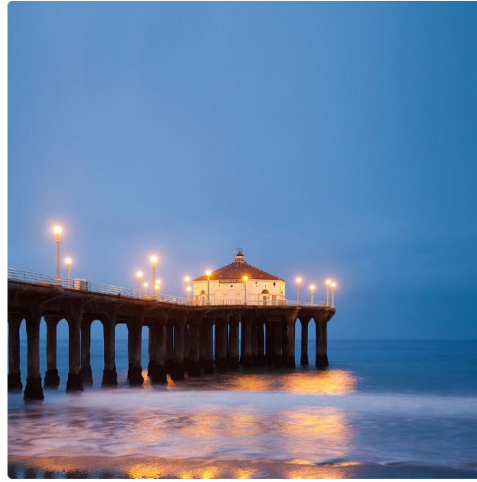


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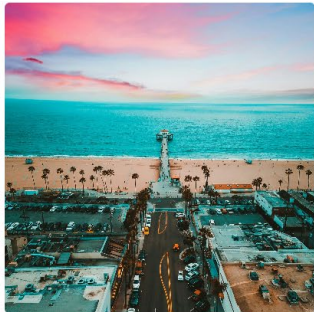
Watch & learn about our online platform.



### About this Master Plan

A Master Plan is how the district can listen to the community and understand your needs, visions, and goals.

[Learn More](#)



### Find My School

A snapshot of facility conditions and how we are responding to current and future needs.

[Learn More](#)

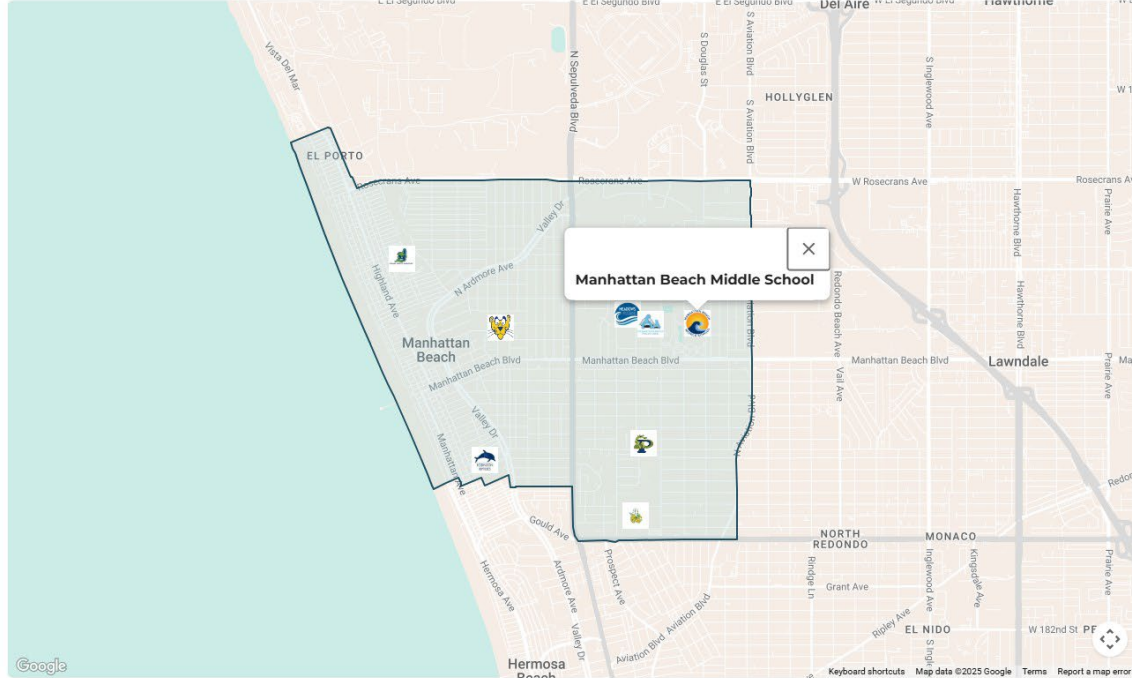


# Defining Context & Challenges

[https://www.mbusd  
plan.org/](https://www.mbusdplan.org/)

# Find My School

A snapshot of facility conditions and how we are responding to current and future needs.



Details of All Campuses  
Review of Parity Between  
Facilities

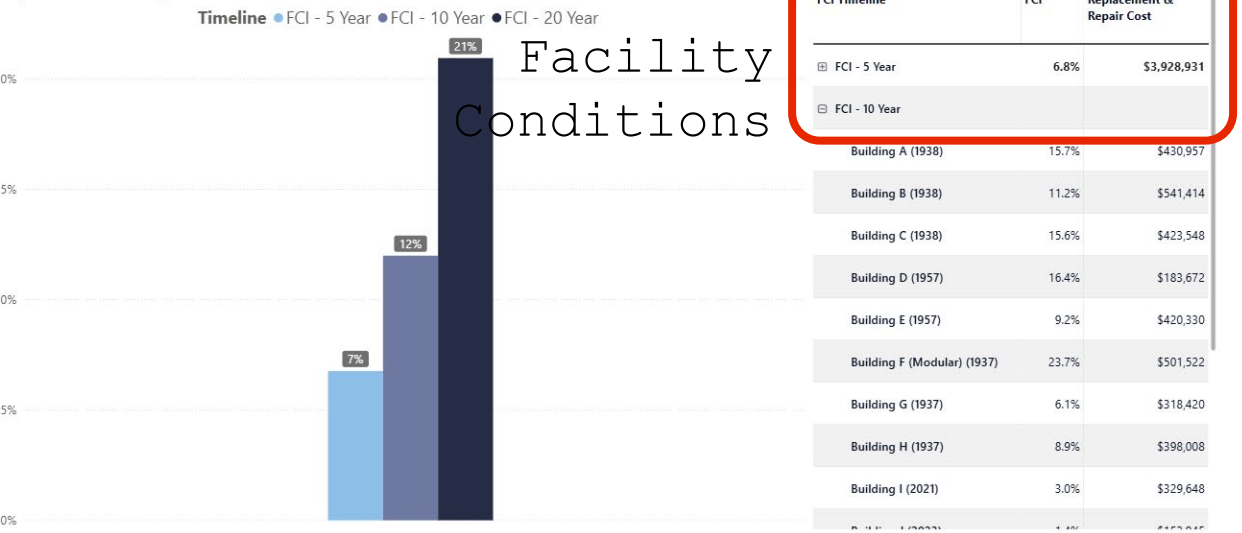


<https://www.mbusdplan.org/>

Facility Condition Index scores for 10 Year Timeline

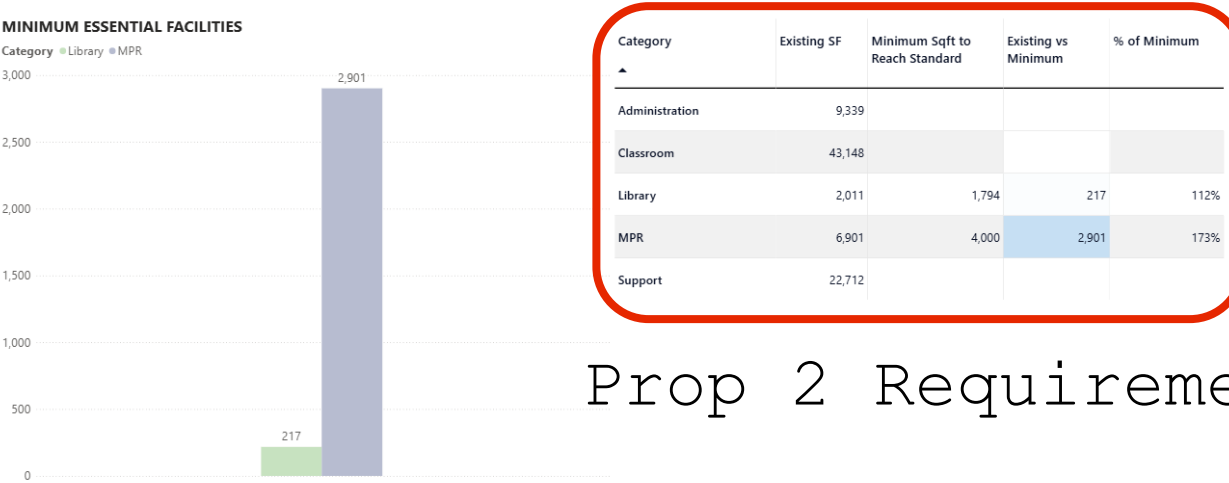
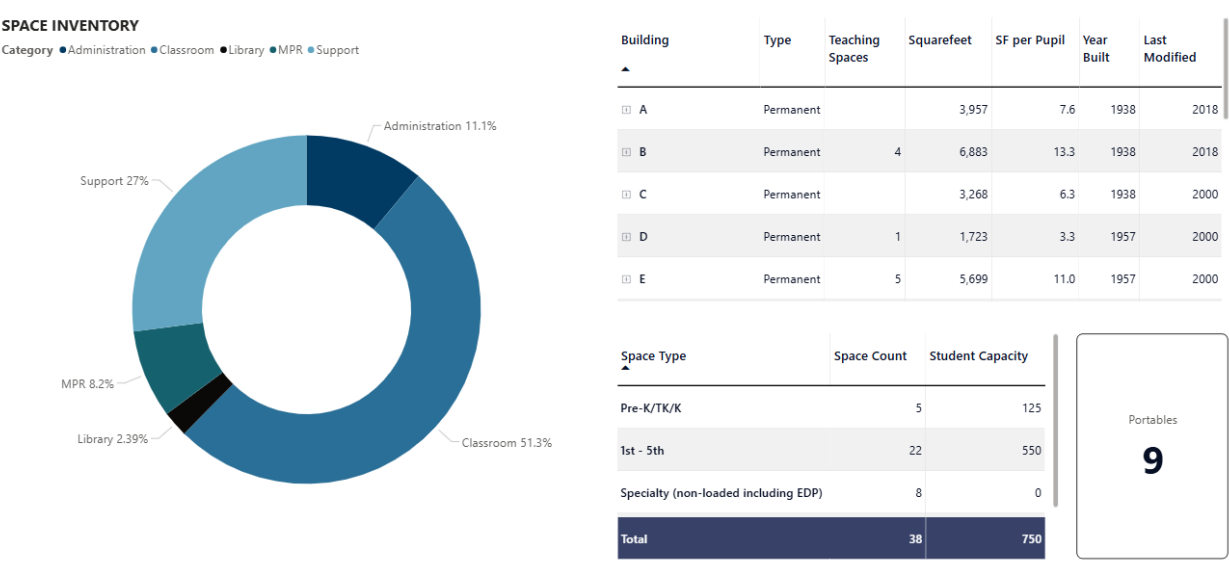


Replacement & Repair Costs



Incorporation of Your District's Current Facility Conditions Assessments

<https://www.mbusdplan.org/>



# Space Inventory for Meeting Prop 2 Requirements for Funding

<https://www.mbusdplan.org/>

## Prop 2 Requirements

Site Plan View

Floor 1



	DEMOLISH		CONCRETE	1. ADMIN	13. COLLABORATION ZONE
	NEW BUILDING		PARKING/DROP OFF	2. TK, PRE-K & K	14. TEACHER LOUNGE
	MODERNIZED BUILDING		HARDSCAPE/PLAY AREAS	3. 1-5TH	15. SHADE STRUCTURE
	RENOVATED BUILDING		LANDSCAPE/FIELDS	4. 6-8TH	16. LOCKERS
	LUNCH SHELTER		RUBBERIZED SURFACE	5. 9-12TH	17. RESTROOMS
	SITE BOUNDARY		KINDER PLAYGROUND	6. SPECIAL ED	18. GYM
	OUTDOOR LEARNING		ALL WEATHER TRACK	7. SPECIALTY CLASSROOM	19. AUDITORIUM/THEATER
	GARDEN		FENCE/GATE	8. LIBRARY	20. TRASH ENCLOSURE
	BICYCLE RACKS		RETAINING WALL	9. MPR	21. STORAGE
				10. FOOD SERVICE	22. BLEACHERS
				11. LUNCH SHELTER	23. AFTER SCHOOL PROGRAM
				12. STUDENT SUPPORT SPACE	24. ATHLETIC SUPPORT

Community Driven Master  
Plans Capture Renewed  
Vision

<https://www.mbusdplan.org/>



LEGEND

- Modernization
- New Building
- Site Work
- Covered Area
- Parking + Civil
- Renovation

Scenarios  
& Project  
Planning

Years to Construction

0

1

2

3

4

5

6

7

8

9

Annual Escalation

0%

1%

2%

3%

4%

5%

6%

7%

8%

9%

Contingency Budget

0%

2%

4%

6%

8%

10%

12%

14%

16%

18%

\$12M

Hard Cost

\$4M

Soft Costs

\$3M

Escalation

\$2M

Contingency

\$21M

Total Probable Costs

Click the + Button to Drill down

Category	Description	Hard Cost	Soft Costs	Escalation	Contingency	Total Probable Costs
Modernization		\$693,550	\$245,165	\$182,041	\$112,076	\$1,232,832
New Building	10 new classrooms, storage, and restrooms. Includes new adjacent parking stalls. Includes demolition of existing classroom builds.	\$8,593,750	\$3,037,835	\$2,255,661	\$1,388,725	\$15,275,971
Parking + Civil	New pervious paving parking and student drop off with EV charging + lighting + landscaping + concrete sidewalk.	\$969,000	\$342,535	\$254,340	\$156,588	\$1,722,463
Renovation	Renovate existing MPR into new specialty classroom.	\$1,613,250	\$570,273	\$423,441	\$260,696	\$2,867,661
Total		\$11,869,550	\$4,195,809	\$3,115,483	\$1,918,084	\$21,098,927

Transparency:  
Costing, Projections,  
& Project Scenarios

<https://www.mbusdplan.org/>



# Community Engagement

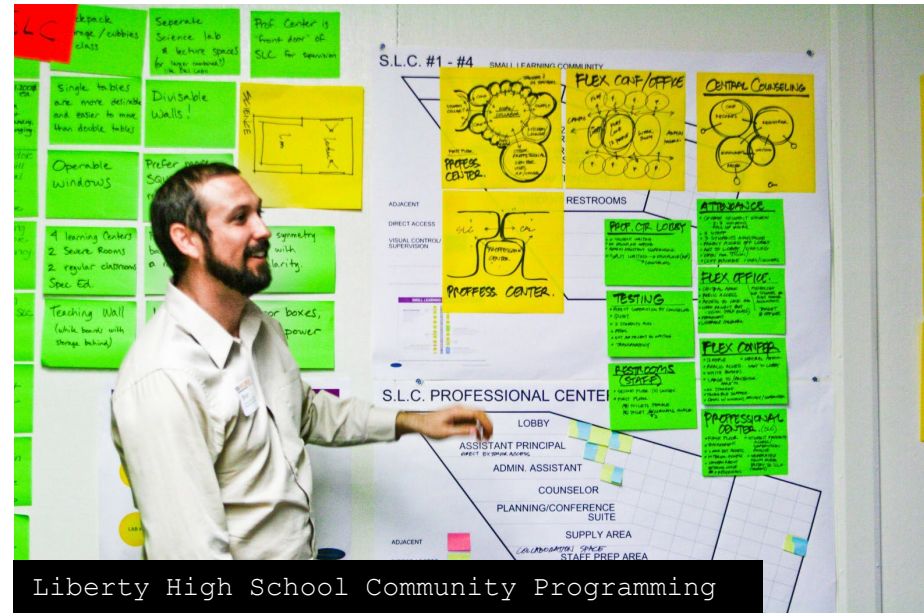


Murrieta Valley USD - FMP Community Outreach

- Process:
- Tailored
  - Structured
  - Transparent
  - Purposeful
  - Renewed Vision



Newport-Mesa Unified - Community Workshop



Liberty High School Community Programming



San Diego Community College -



## Sustainability Workshop:

- Energy
- Water
- Environmental Quality
- Carbon Footprint
- Landscaping
- Building Materials
- And Others

Expand Map



# Fullerton Union High School

Dashboard

Community Survey

Campus Data

Select question

Select variable

What proposed projects are most important to you? - ▾

Fullerton Union High School ▾

## What proposed projects are most important to you?

Rate the proposed projects from 1-5 stars.

Your votes will help prioritize projects for the district.

Total submissions: 45

### Renovate Classroom Buildings 1

Includes CTE, JROTC, Auto Shop, Industrial Arts, and standard classrooms

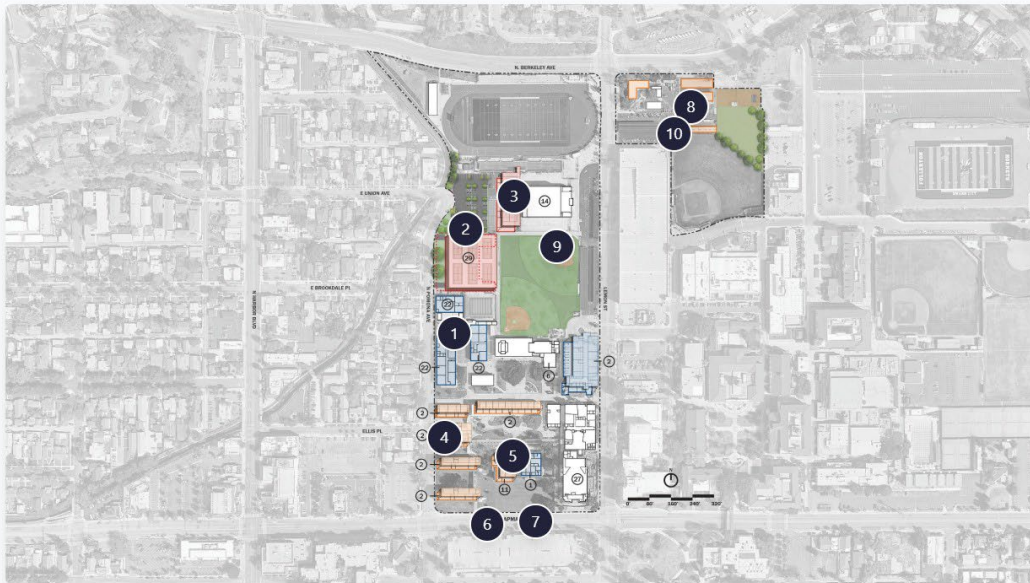
★★★★☆ (2.63)

### New Multi-Story Parking Garage & Parking 2

3 Story Parking Structure with Tennis Courts at roof + New parking and students drop off with 71 Parking Stalls

★★★★☆ (2.92)

### New 2-Story Classroom Building 3



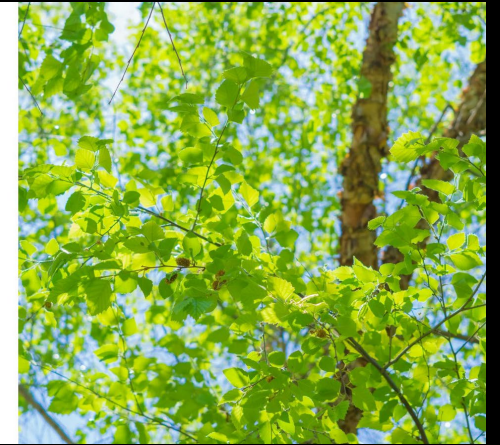
Made with engage

Welcome to the  
Fullerton Joint Union  
High School District  
[Facilities Master Plan](#)

Discover the data & process behind our plan for the future of our District.

Get Started

Find my School



-Digital Engagement

-Prioritization

-Broader Reach

-Native to Master Planning Site



# Consensus

Around Renewed Vision

# Master Plan Probable Costs

Provide an in-depth analysis of each project being proposed at each campus.

Understanding the Master Plan Costs

Read how we these master plan project costs were calculated.

Learn More →

Project Category

Enrollment

FILTERS

Cohort

Campus

Project Category

Project

All

All

All

All

SCENARIO CREATOR

Years to Construction

Annual Escalation

Contingency Budget

0

1

2

3

4

5

0%

1%

2%

3%

4%

5%

6%

7%

8%

9%

10%

12%

14%

16%

18%

0%

2%

4%

6%

8%

Category

Covered Area

Modernization

New Building

Parking + Civil

Renovation

Site Work

\$150M

\$100M

\$50M

\$0M

Mira Costa High School

Manhattan Beach Middle School

Manhattan Beach Preschool

Pacific Elementary

Meadows Elementary

Robinson Elementary School

Pennekamp Elementary

Grand View Elementary

\$28M (5.7%)

\$19M (3.86%)

\$224M (45.86%)

\$126M (25.73%)

\$90M (18.45%)

\$275M

Hard Cost

\$97M

Soft Costs

\$72M

Escalation

\$44M

Contingency

\$488M

Total Probable Costs

Click the + Button to Drill down

Cohort	Description	Construction Costs	Soft Costs	Escalation	Contingency	Total Probable Costs
Elementary School		\$154,977,538	\$43,393,711	\$32,220,812	\$19,837,125	\$218,208,374
High School		\$101,108,842	\$28,310,476	\$21,021,169	\$12,941,932	\$142,361,249
Middle School		\$50,833,348	\$14,233,337	\$10,568,575	\$6,506,669	\$71,573,354
Pre-School		\$39,833,155	\$11,153,284	\$8,281,565	\$5,098,644	\$56,085,083
Total		\$346,752,884	\$97,090,807	\$72,092,122	\$44,384,369	\$488,228,060

- Scope
- Cost
- Trends

# Priority Survey Results

View insights from our District-wide community survey to help prioritize potential master plan projects.

Filter by Cohort

All

Filter by Facility

All

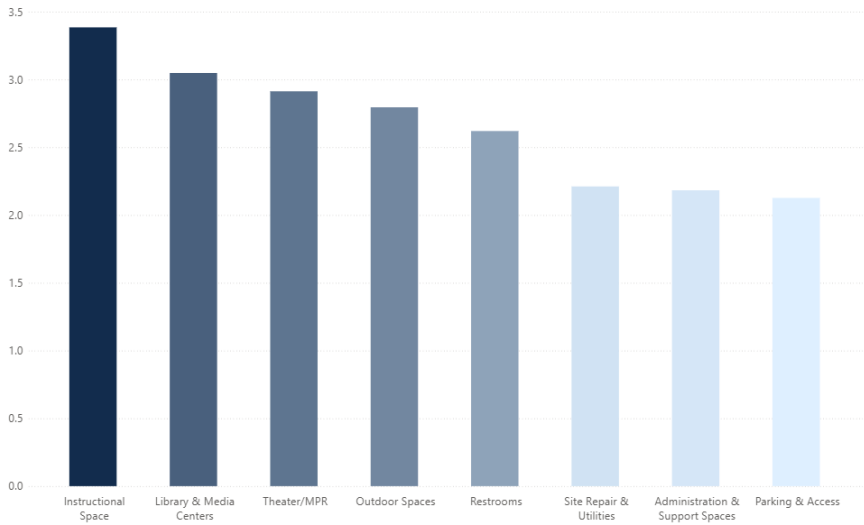
Filter by Project Category

All

Filter by Participant Type

All

Priority Scores by Project Category



Participant Count

Facility Name	Participants
Grand View Elementary	114
Manhattan Beach Middle School	260
Manhattan Beach Preschool	34
Meadows Elementary	86
Mira Costa High School	531
Pacific Elementary	163
Pennekamp Elementary	103
Robinson Elementary School	61
Total	1352

Project Priority Scores by Participant Type

Ratings from 1-5 with 5 being the highest priority.

Proposed Projects	Community Member	Current Student	District Staff	Other	Parent	Teacher	Average
New Lunch Shelter	3.83	2.90	3.83		3.49	3.69	3.50
Convert Classrooms into Kindergarten Classrooms	3.17	2.56	1.83	1.17	2.40	4.38	2.57
Landscape Improvements	2.43	1.75	1.94	2.63	2.03	1.75	2.01
Modernize Administration	2.06	1.55	1.93	2.00	1.67	1.30	1.67
Modernize Classroom Building	3.79	2.80	3.39	3.36	3.75	3.84	3.62
Modernize Classrooms	3.00	4.24	3.55	3.80	3.98	3.85	3.93
Modernize Historic Library	3.33	3.60	3.50		3.45	2.94	3.42
Modernize Kindergarten Classrooms	3.10	3.09	2.39	3.42	2.61	3.33	2.71
Modernize Library	2.26	2.08	2.41	2.10	2.08	1.71	2.00

- Digital Surveys
- Scope Categories
- Prioritization
- Consensus

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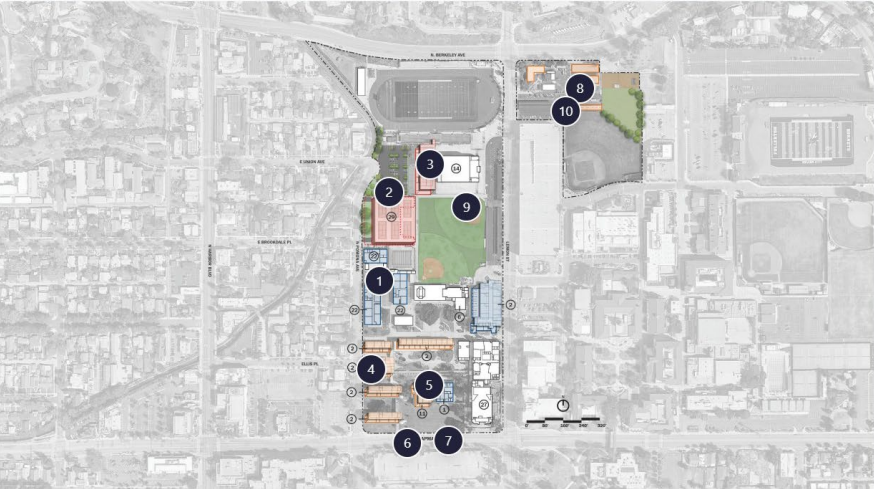
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### New 2-Story Classroom Building



Completion October 21, 2026

TASK	Nov-25	Dec-25	Jan-26	Feb-25	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26
PROJECT STARTUP												
Issue Notice to Proceed												
Kick Off Meeting												
DATA COLLECTION & SUBMISSION OF INTERIM DELIVERABLES												
Needs Assessment, Equity Study, Ed Specs, etc.												
STAKEHOLDER ENGAGEMENT & COMMUNITY INPUT												
Key Engagement Sessions - Ongoing throughout the process												
Digital Outreach												
FACILITY CONDITION ASSESSMENTS												
Site Inspections												
Draft Reports												
Final Reports												
EDUCATIONAL SPECIFICATIONS												
Education Advisory Workshops												
Focus Groups												
Final Review												
DEVELOPMENT OF MASTER PLANS												
Site Plan Graphics												
Cost Estimating												
Funding Plan												
DELIVERABLES												
Draft Facilities Master Plan Submission (August 31, 2026)												
District/Stakeholder Comments Provided (September 21, 2026)												
Final Facility Master Plan (October 21, 2026)												

PROPOSED SCHEDULE



# Questions?